

# Preliminary Assessment Report

## Project 3017047, 6800 ROOSEVELT WAY NE

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**Assessment Completed:** 3/7/2014

**Project Description:** SEPA & DR - The proposed project occupies two parcels - 6800 Roosevelt and 6814 Roosevelt - site area of 20,400 SF in a NC2-40 zone. The proposed 75,000 SF project will demolish the existing one story retail buildings and consist of four floors of residential over approximately 2,000 SF of retail and residential lobby. There will be approximately 90 residential units and 47 below grade parking stalls.

**Primary Applicant:** [Tom Jordan](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Michelle M Macias, (206) 684-3068, [michelle.macias@seattle.gov](mailto:michelle.macias@seattle.gov)

#### DPD Land Use Requirements

Christopher Amba Ndifon, (206) 233-7938, [christopher.ndifon@seattle.gov](mailto:christopher.ndifon@seattle.gov)

#### DPD Preapplication Site Visit Requirements

Titus Tramble, (206) 684-4668, [Titus.Tramble@seattle.gov](mailto:Titus.Tramble@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Tammy Frederick, (206) 615-0927, [tammy.frederick@seattle.gov](mailto:tammy.frederick@seattle.gov)

#### Seattle Public Utilities Requirements

Steve Resnick, (206) 233-7234, [ResnicS@seattle.gov](mailto:ResnicS@seattle.gov)

#### Water Availability

## Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### DPD Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

#### Existing Public Drainage Infrastructure

Combined sewer main location: NE 68th St & NE 69th St

Combined sewer main size: Both 10-inch diameter

#### Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Combined sewer.

#### Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure (bioretention cells, green roofs, permeable pavement, rainwater harvesting, etc.) to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible per SMC 22.805.020.F. and [Director's Rule 15-2012](#).

Flow control standards must be first met by utilizing green stormwater infrastructure to the maximum extent feasible. Additional flow control measures shall be installed if the flow control standard cannot be met solely using green stormwater infrastructure. Refer to [DR 17-2009](#). Submit a [Green Stormwater Requirement Calculator](#) along with additional flow control documentation.

For more information see: <http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>

This project site discharges to a **Public Combined Sewer** (SMC 805.050.A.5). Based upon the information provided on the Preliminary Application Form pertaining to land disturbing activity and existing and proposed impervious surfacing, this project shall **provide flow control meeting the Peak Flow Control Standard per SMC 22.805.080.B.4.**

The post-development peak flow with a 4% annual probability (25-year recurrence flow) shall not exceed 0.4 cubic feet per second per acre. Additionally, the peak flow with a 50% annual probability (2-year recurrence flow) shall not exceed 0.15 cubic feet per second per acre.

Projects with less than 10,000 sf new plus replaced impervious surface can use the [Pre-Sized Flow Control Calculator](#) in lieu of continuous modeling.

#### Water Quality

No requirements

#### Wastewater

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

#### Permanent and Temporary Dewatering

Per SMC 21.16.110, the proposed project requires a separate side sewer permit for temporary dewatering based on the following: excavation greater than 12 feet deep.

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following:  
Combined system.

This project is required to obtain a side sewer permit for temporary dewatering (SSPTD) from DPD prior to issuance of the building permit ([DR 13-2010](#)). Since discharge is to the combined sewer, you must first obtain a discharge authorization letter from King County.

King County Industrial Waste Program  
130 Nickerson St. Suite 200  
Seattle, WA 98109-1658  
206-263-3000

**Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6. See [DPD Director's Rule 13-2010](#) for more information.**

## **Side Sewer**

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240.

In order to reuse an existing side sewer, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer.

For your information:

In serving establishments (i.e. restaurants, cafes, lunch counters, cafeterias, bars and clubs, hotels, hospitals, sanitariums, factory or school kitchens, or other establishments where grease is introduced into the drainage or sewage system), there may be additional requirements to control the discharge of fats, oils, and grease (FOG) into the sanitary sewer system.

Please contact Tracy Martin 206-615-1370 in SPU's FOG Program to determine pretreatment requirements to protect the municipal sewer system from FOG generated by food preparation and handling.

Any internal plumbing modifications require a plumbing permit from King County Public Health 206-684-5198.

For more information, visit:

<http://www.seattle.gov/util/MyServices/DrainageSewer/FatsOilsGrease/index.htm>

<http://www.kingcounty.gov/healthservices/health/ehs/foodsafety/FoodBusiness.aspx>

## **DPD Land Use Code Requirements**

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### **ROOSEVELT WAY NE**

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.  
<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

A 3-foot foot setback is required. Please label on Site Plan.

#### **NE 68TH ST**

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## Land Use

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

Design Review is required; see CAM 238 for more details. Departures from development standards should be identified as early as possible in the application process.

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

## ECA Mapping Unit and Type

Non-ECA

## Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## Existing ROW Conditions

### ROOSEVELT WAY NE

Street conditions:

Asphalt paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

### NE 68TH ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

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Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

## **Potential Impacts to Seattle Parks Property**

No parks property in vicinity

## **Tree Protection**

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

Existing trees appear to be shown accurately on the site plan

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Inspectors Notes**

Site is level. Please show all proposed grade changes and depths.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **ROOSEVELT WAY NE**

Other requirements: There is an underground 115kV transmission line along Roosevelt Way NE. If working within 5 feet of transmission lines, please obtain and follow Seattle City Light Department Typical Instructions for Protection of City Light Underground High Voltage Transmission Lines. Before digging contact the Utilities Underground Location Center ("One-Call") at 1-800-424-5555 two business days in advance to locate and mark underground utilities, per State law (RCW 19.122).

Other requirements: Seattle City Light has secondary overhead electrical wires running along Roosevelt Way NE. Construction at the site must not damage these overhead wires. Minimum clearance from these lines is 5 feet.

#### **NE 68TH ST**

10' Clearance from Structures: 10-ft horizontal clearance required between power lines and permanent structures. Review DPD TIP 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3 (<http://www.seattle.gov/Light/engstd/Docs/ConStd/d23.pdf>). Transmission lines require greater clearance.

Changes to SCL's system to meet clearances are done at the project's expense. There are overhead high voltage lines along NE 68th St.

Working Clearance: State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960 and OSHA 1910.333(c)(3)(i). Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines temporarily. This SCL work is done at the project's expense. There are overhead high voltage lines along NE 68th St.

An SCL engineer will require scaled building elevation drawings to determine clearances. Please submit an extra set of plans at DPD intake.

Based on our assessment of the size of your project, you may need transformers on your private property for power service to your building. This can be done with vaults inside the building, below-grade vaults, or above-grade pads exterior to the building. Include these facilities for your project power needs in your building plans. SCL has access, clearance, size and location requirements for vaults. Some transformers require long lead times to obtain. Contact SCL well in advance to provide electrical service size and voltage details.

Relocating an SCL pole may be required at project's expense. Coordinate requirements through SDOT SIP Design Guidance process; see SDOT CAM 2211. The proposed new curb cut may conflict with an SCL pole and minimum driveway clearance.

## **Conservation**

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. From insulation and windows to lighting and appliances, take advantage of new technologies and construct a more efficient building with our help. For more information: contact Beth Rocha at (206)684-5945 / [beth.rocha@seattle.gov](mailto:beth.rocha@seattle.gov) or Meghan Pinch at (206)684-3901 / [meghan.pinch@seattle.gov](mailto:meghan.pinch@seattle.gov)

## **Notes to Applicant**

For new service, an Application for Electrical Service must be submitted to Seattle City Light. Please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Dave Kylen, 206-615-0607, [david.kylen@seattle.gov](mailto:david.kylen@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **Other Requirements**

- Additional Working Clearance Requirements: For cranes and derricks in construction, there is a new OSHA standard for clearance from overhead power lines. The new standard is 20 feet from overhead power lines.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## **SDOT Permitting Information**

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

## **Street Improvement Requirements**

### **ROOSEVELT WAY NE**

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Close off any unused curb cuts.

Other requirements: A 3' set back for right of way is required.

### **NE 68TH ST**

Tree planting. See Seattle Right of Way Improvements Manual (ROWIM) and City of Seattle Standard Plans 030, 100 and 424. Contact SDOT Urban Forestry for residential projects at (206) 684-TREE; for all others at (206) 684-5693 for approval of species and placement.

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New/Replacement Curb: See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410. Close off any unused curb cuts.

## **SPU Requirements**

### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. For projects with 5,000 square feet or more of new and replaced impervious surface, a comprehensive drainage control plan shall be prepared by a licensed engineer.

All trail and sidewalk projects shall implement green stormwater infrastructure to the maximum extent feasible per SMC 22.805.030. Refer to DR SF-MEF and CAM 501. Table 4.6

### **Water Availability**

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20140327

Water Availability Certificate status: Approved with No Changes

Prepared by: Clair LeFebvre

### **Existing Water System Information**

Proximity of nearest fire hydrant is: 115 feet W of property. Meets standards.

Water Main:

Size: 8 inches

Material: Cast Iron

Class: B

- Standard

- Abutting

Water Main is available to serve in: NE 68th St

Distance of main to N margin of street is 20 feet.

Public ROW width is 60 feet.

Water Service(s):

Size: 3/4"

Material: Copper

Size: 3/4"

Material: Galvanized Iron

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes

before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).